

mshda_pa_defining_affordable_housing.txt

From: Christina Riddle [cridde@mihomeless.org]

Sent: Tuesday, November 15, 2005 7:20 PM

To: Heidel, Gary (MSHDA); Besonen, Merle Ann (MSHDA); Gilbert, Larry (MSHDA); Keenon, Mary Lou (MSHDA); Whitmore, Michele (MSHDA); tlentych@msn.com; katie@donovanandsmith.com; huq@semcog.org; maryannv@hdc-caro.org; aweinfel@mml.org; donj@olhsa.org; richard.dorner@annarborcommerce.com; ccostello@mi realtors.com; slarry@lockwoodconstruction.com

Cc: All Employees

Subject: Public Awareness Workgroup

Some startling data in defining "affordable housing" from study support by the Herman Melville Trust (SUBSEQUENT TO OUR DISCUSSION FRIDAY):

New study verifies housing affordability crisis

The Technical Assistance Collaborative (TAC) has released its biennial study, Priced Out in 2004. Low-income people with disabilities are experiencing a national housing affordability crisis. People with disabilities, on average, are paying 109% of their monthly Supplemental Security Income (SSI) to rent a modest one bedroom apartment and 96% to rent an efficiency at fair market value. TAC, in collaboration with the Consortium for Citizens with Disabilities (CCD) Housing Task Force, received funding from the Melville Charitable Trust for the study.

The study compares the SSI income of 4 million Americans with disabilities to the fair market rents for efficiencies and modest one bedroom apartments in every housing market in the country. Washington, D.C. ranks as the most expensive housing market, requiring 185% of SSI - almost twice the monthly income - to rent an apartment. New York City required 166%, Boston 158%, San Francisco 155%, Fort Lauderdale 147% and Chicago 147%. EDITORIAL NOTE: IN DETROIT IT IS 116% - A BARGAIN

As a result, "hundreds of thousands of people with disabilities are living in emergency shelters or on the streets because they cannot afford a decent place to live," says Andrew Sperling, of the National Alliance for the Mentally Ill and CCD Housing Task Force co-chair. Others are living with parents that are in their 70's and 80's, who are looking for housing for their child while they still can. The report makes a compelling case that only an ongoing monthly housing subsidy is sufficient to close the extreme affordability gap between SSI income and rental housing costs, according to co-chair Liz Savage. She says HUD's section 8 Housing Choice Voucher program and the Section 811 Supportive Housing for Persons with Disabilities program are vital to people with disabilities.

To view the study, click on:

www.tacinc.org/index/admin/index/_uploads/docs/Priced_Out_in_2004.pdf

Source: Technical Assistance Collaborative with the Consortium for Citizens with Disabilities Housing Task Force

CHRISTINA RIDDLE

Michigan Coalition Against Homelessness

PO Box 13037

106 S. Washington Sq.

Lansing, MI 48909-3037

517 485-6536 (w)

517 230-4863 (m)

517 485-6682 (f)

877-642-2448 (tf)

cridde@mihomeless.org

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www.michomelless.org

Success is not measured by what you accomplish, but by the opposition you have encountered, and the courage with which you have maintained the struggle against overwhelming odds. Orison Sweet Marden

-----Original Message-----

From: Heidel, Gary (MSHDA) [mailto:heidelg@michigan.gov]
Sent: Friday, November 04, 2005 9:41 AM
To: Heidel, Gary (MSHDA); Besonen, Merle Ann (MSHDA); Gilbert, Larry (MSHDA); Keenon, Mary Lou (MSHDA); Whitmore, Michele (MSHDA); tlentych@msn.com; katie@donovanandsmith.com; huq@semcog.org; maryannv@hdc-caro.org; aweinfeld@mml.org; Christina Riddle; donj@olhsa.org; richard.dorner@annarborcommerce.com; ccostello@mi realtors.com; slarry@lockwoodconstruction.com
Subject: RE: Public Awareness Workgroup

We had a very productive meeting yesterday but we did finish our work. We need to meet again asap. Please give me your availability for the next two weeks. We especially need to have our PR pros (Mary Lou, Katie, and Corey) in this meeting. Thanks.

> -----Original Message-----

> From: Heidel, Gary (MSHDA)
> Sent: Friday, September 09, 2005 3:14 PM
> To: Heidel, Gary (MSHDA); Besonen, Merle Ann (MSHDA); Gilbert, Larry (MSHDA); Keenon, Mary Lou (MSHDA); Whitmore, Michele (MSHDA); 'tlentych@msn.com'; 'katie@donovanandsmith.com'; 'huq@semcog.org'; 'maryannv@hdc-caro.org'; 'slarry@lockwoodconstruction.com'; 'aweinfeld@mml.org'; 'cristine@michomelless.org'; 'donj@olhsa.org'; 'richard.dorner@annarborcommerce.com'; 'ccostello@mi realtors.com'
> Subject: Public Awareness Workgroup

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> Per our conversation, this is an email to all workgroup members. Feel free to use it to distribute information. In the interim, send a brief email to all describing the trade group you are representing, including who your members are, number of members, and purpose. Also, if you need a blue briefing folder, please let me know. Thanks for all your support!

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> Gary Heidel
> Michigan State Housing Development Authority
> P. O. Box 30044
> Lansing, MI 48909
> 517.373.6017
> 517.373.7657 FAX
> heidelg@michigan.gov
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